

Sunnyside

Carsington, Derbyshire, DE4 4DE

John German



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£475,000

Extended stone cottage with stunning views towards Carsington Water. Offering open plan living, dining kitchen, three bedrooms, family bathroom and detached annex. Popular village location with pub and school, close to Ashbourne, Matlock and Wirksworth.

No upward chain.



Rowan Cottage is an extended stone-built character home offering well-balanced accommodation in a highly sought after village location, with stunning views towards Carsington Water and the surrounding countryside. Available with no upward chain, the property combines traditional features with open plan modern living, making it well suited to a couple or family looking to enjoy a village lifestyle with easy access to outdoor pursuits. The cottage is currently a successful holiday let, and the contents are available under separate negotiation.

The accommodation includes two open plan reception spaces, providing flexible living space for relaxing, entertaining or working from home. The dining kitchen is generously proportioned and designed to suit modern day living, with ample space for family dining and everyday use. There are three bedrooms and a family bathroom, offering comfortable accommodation across the property.

Rowan Cottage is located within a popular village that offers a pub and school, with a wealth of countryside walks and activities close by, around Carsington Water. The property also benefits from convenient access to Ashbourne, Matlock and Wirksworth, making it an appealing choice for buyers seeking a stone cottage lifestyle in a well-connected yet rural setting.

Entering the property through a wooden stable door, you arrive into the open plan reception areas, both featuring original wooden flooring. Each room retains character features including exposed beams and feature fireplaces, one incorporating an integrated log burner. Wooden framed windows to the front elevation make the most of the panoramic views towards Carsington Water and the surrounding countryside.

The dining kitchen is fitted with engineered oak flooring and offers a practical layout with wooden preparation surfaces and an inset 1 ½ stainless steel sink with chrome mixer tap. There are cupboards and drawers beneath, an integrated electric oven and grill with electric hob, and space and plumbing for a dishwasher and washing machine. Complementary wall mounted units provide additional storage. The dining area is a well-designed extension with a roof lantern and French doors that lead directly onto the rear patio area.

To the first floor, the landing provides access to three bedrooms and the family bathroom. Bedroom one is a double room positioned to take advantage of the views. Bedroom two is also a double and enjoys elevated views across open fields, countryside and towards Carsington Water, and includes a cupboard housing the hot water tank. Bedroom three is a generous single room, suitable as a child's bedroom, guest room or home office.

The bathroom is fitted with a white suite comprising a pedestal wash hand basin with chrome mixer tap, low level WC and bath with chrome mixer and handheld shower attachment, along with an electric shower. There is also a chrome heated towel rail and electric extractor fan.

Outside, the front garden is of a good size and includes a patio seating area positioned to enjoy open field and countryside views towards Carsington Water. The garden is mainly laid to lawn with mature herbaceous borders, providing an attractive and usable outdoor space.

To the rear, there is a patio seating area and a spacious lawned garden provides a private outdoor space ideal for entertaining, children's play or general enjoyment. In addition, there is a detached and versatile annex, suitable for a variety of uses including home office space, guest accommodation or hobby room and includes a shower room with wash hand basin, low level WC and shower unit.

Agents note: Please note the neighbouring property has access across to the rear and down the side of the property.

The seller has advised that building regulations approval was obtained for the extension. A copy of the certification has been requested.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: On road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band D

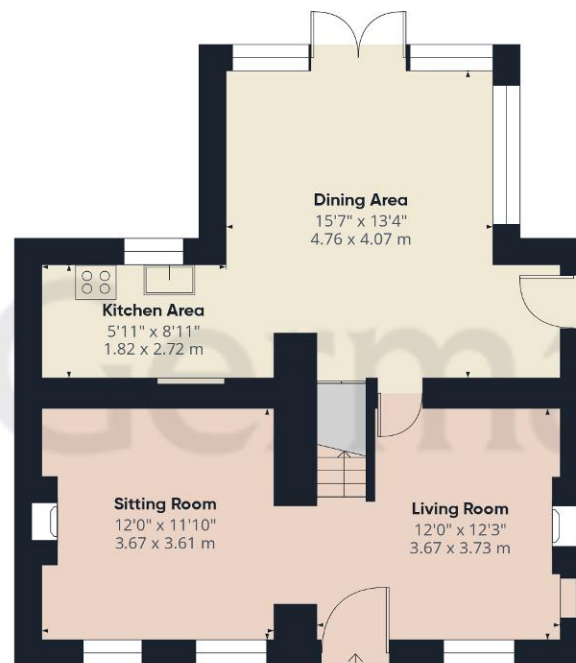
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/18022026

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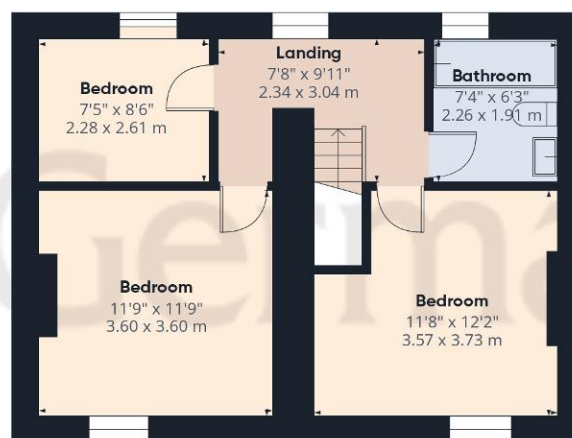


Ground Floor Building 1

Approximate total area⁽¹⁾

1034 ft²

96 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E		
21-38	F	24 F	
1-20	G		



John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



